

3715 Russell Street

Windsor, Ontario



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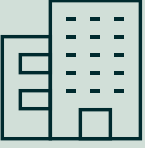
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The Offering

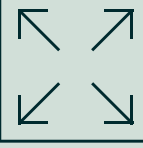
Rare, Industrial Sale Opportunity

CBRE Limited (“Advisor” or “CBRE”) is pleased to present the opportunity to acquire a 100% freehold interest in the property located at 3715 Russell Street in Windsor Ontario (the “Property”).

The Property comprises a stand-alone 2,168 Sq. Ft. industrial building featuring two drive-in doors, a two-piece washroom, and a functional loft/office area, all situated on a fully fenced 0.453-Acre lot that offers excellent yard utility. Strategically positioned along Russell Street in Windsor’s west end, just minutes from both the new Gordie Howe International Bridge and the Ambassador Bridge, the Property benefits from near-unparalleled access to the U.S. border and Highway 401. Further enhancing its appeal, the Property is zoned MD1.4, a highly flexible designation that accommodates a broad range of industrial uses.



2,168
Total Building Size (Sq. Ft.)



0.453
Total Site Area (Acres)



MD1.4
Zoning Designation

Property Address	3715 Russell Street, Windsor, ON
Legal Description	PT LT 24 E/S RUSSELL ST PL 40 TOWN OF SANDWICH AS IN R1331242; WINDSOR
Asking Price (\$)	\$499,000
Building Size (SF) Source: MPAC PropertyLine	2,168 Sq. Ft.
Total Site Size (Acres) Source: GeoWarehouse	0.453 Acres
Clear Heights	16 Ft. (Approx.)
Power	200-AMP Meter Outside & 125-AMP Panel Inside
Loading	Two (2) 11.5’ x 12’ Roll-up Drive-In Doors
Roof	Pitched Corrugated Metal Roof
Zoning Source: City of Windsor Zoning By-law 8600	MD1.4
Property Taxes 2025	\$4,360.51

CBRE or the Seller make no representations or warranties with respect to any Property information provided herein or within any subsequent data room. It is the sole responsibility of all parties, buyers and/or their representatives to satisfy themselves and independently confirm the accuracy of all information.



Aerial View



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Zoning Information

Manufacturing District 1.4 (MD1.4)

Permitted Uses

- + Ambulance Service
- + Bakery
- + Business Office
- + Commercial School
- + Food Catering Service
- + Food Packaging Facility
- + Manufacturing Facility
- + Medical Appliance Facility
- + Medical Office
- + Micro-Brewery
- + Professional Studio
- + Research and Development Facility
- + Any of the following Ancillary Uses:
 - + Child Care Centre
 - + Club
 - + Convenience Store
 - + Food Convenience Store
 - + Food Outlet – Drive-through
 - + Food Outlet – Take-out
 - + Gas Bar
 - + Health Studio
 - + Personal Service Shop
- + Restaurant
- + Restaurant with Drive-through
- + Veterinary Office
- + Warehouse
- + Wholesale Store
- + Any of the following Existing Uses:
 - + Motor Vehicle Dealership
 - + Sports Facility
 - + Transport Terminal

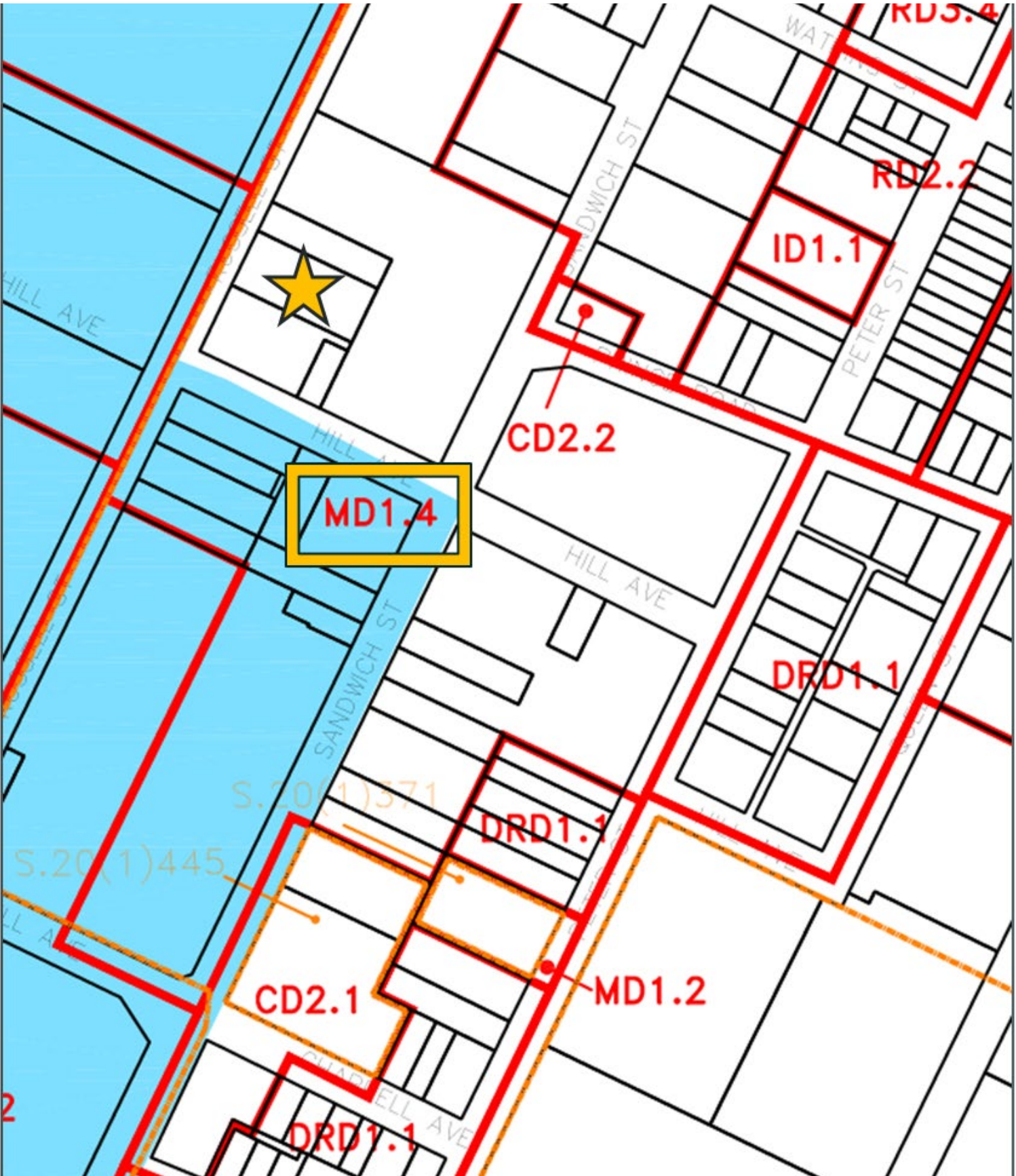
Any use accessory to any of the above uses, including a Retail Store

Prohibited Uses

- + Outdoor Storage Yard

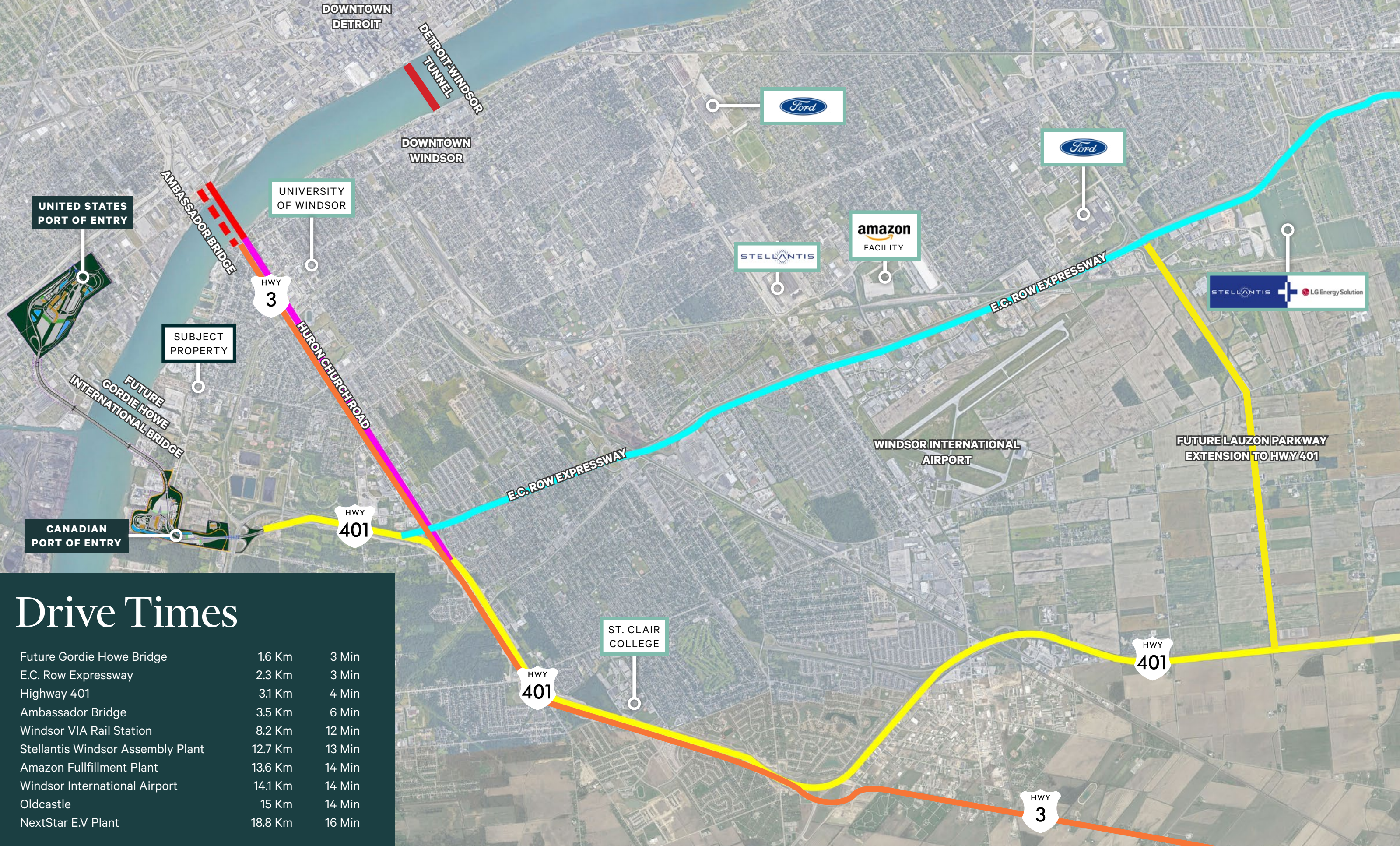
Provisions

.1	Lot Width – minimum	30.0 m
.4	Building Height – maximum	20.0 m
.5	Front Yard Depth – minimum	9.0 m
.6	Rear Yard Depth – minimum <i>From a rear lot line that abuts a lot on which a dwelling or dwelling unit is located</i>	6.0 m
.7	Side Yard Width – minimum <i>From a side lot line that abuts a lot on which a dwelling or dwelling unit is located or from a side lot line that abuts a street</i>	6.0 m
.8	Landscaped Open Space Yard – minimum	15.0% of lot area
.10	Gross Floor Area – Retail Store – maximum	20.0% of the GFA of the <i>main use</i>
.50	All activities or uses shall take place entirely within a fully enclosed building. This provision does not apply to the following activity or use: child care centre, gas bar, loading space, outdoor eating area, parking area, parking space, sports facility, or refuelling area.	



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Drive Time Map



Drive Times

Future Gordie Howe Bridge	1.6 Km	3 Min
E.C. Row Expressway	2.3 Km	3 Min
Highway 401	3.1 Km	4 Min
Ambassador Bridge	3.5 Km	6 Min
Windsor VIA Rail Station	8.2 Km	12 Min
Stellantis Windsor Assembly Plant	12.7 Km	13 Min
Amazon Fulfillment Plant	13.6 Km	14 Min
Windsor International Airport	14.1 Km	14 Min
Oldcastle	15 Km	14 Min
NextStar E.V Plant	18.8 Km	16 Min

Windsor Market Overview

Located in the southwestern tip of Ontario and the southernmost part of Canada, the Windsor-Essex region is home to just under 400,000 people. Approximately 4.5 million Americans live within a 1-hour drive, 11 million within 2 hours and 25 million within 6 hours. Windsor-Essex County is serviced by well-maintained expressway connectors, provincial highways, and Highway 401. All routes interconnect with the U.S. interstate system via the 4-lane Ambassador Bridge, Detroit-Windsor Tunnel or soon to be completed Gordie Howe International Bridge. Windsor-Essex is considered the premier location for advanced automotive manufacturing technology and eastern Canada's largest agri-business region. This unique trade corridor is the busiest commercial land crossing on the Canada-U.S. border, handling 31 percent of Canada-US trade carried by truck. Approximately 2.6 million trucks carrying over \$100 billion CAD in trade use this corridor per year. In addition, Windsor boasts two major post-secondary institutions, the University of Windsor and St. Clair College, with over 26,500 students from all over Canada and internationally.

Economic Highlights

- + Cross-border trade and commerce totaling \$100 billion in goods annually
- + Approximate GDP of \$14.48 billion a year with 25% coming from the auto industry.
- + Over \$6.2 billion in government funding committed to major infrastructure projects over the last 10 years
- + The \$4 billion Gordie Howe International Bridge connecting Windsor and Detroit for long-haul logistic transportation is well underway
- + Tourism and catchment trade population of 4.5 million Americans living within a 1 hour commute and 11 million within 2 hours
- + Windsor/Detroit's Ambassador Bridge is the busiest commercial border crossing in North America and responsible for 1/3 of total trade between Canada & the US
- + Windsor Essex \$2 billion Mega Hospital is currently in Stage 2 of

- 5 with construction expected to start in 2026, and full construction completion anticipated by 2030
- + In 2020, Stellantis (formerly FCA) announced plans to retool their Windsor Assembly Plant and invest a further \$1.3- \$1.5 billion to build electric vehicles by 2025
- + In 2022, Stellantis announced further plans to build a new \$4 billion battery plant to be built in Windsor creating over 3,000 jobs and positioning the region for the future of electric vehicles
- + In 2023, The city of Windsor announced that it was moving to rezone 200 hectares of land near Windsor Airport for industrial use, easing the way for supply chain companies looking to set up shop near the NextStar battery plant.
- + In 2024, E-commerce powerhouse Amazon opened its first fulfillment center in the region. The brand new 300,000 sq. ft. facility is estimated to have cost \$20 million and will bring with it approximately 450 full-time and part-time jobs.



The Gateway to North America

Windsor-Essex will host five Canada-U.S. surface crossings ensuring convenient access and connections to markets across North America and globally:

Ambassador Bridge

Largest international suspension bridge in the world. More than 40,000 commuters, tourists and truck drivers carrying \$323 million worth of goods cross the Windsor-Detroit border each day.

Detroit-Windsor Tunnel

Offering direct vehicle access to Downtown Detroit. Approximately 12,000 vehicles pass through the Tunnel on a daily basis, handling over four million vehicles per year, of which 98% are cars, 2% are trucks and buses.

Detroit River Rail Tunnel

Over 110 year old 1.6 mile rail tunnel owned by Canadian Pacific Railway.

Port of Windsor

Third largest Canadian Great Lakes port in by shipments.

Gordie Howe International Bridge

Currently under construction, 6-lane, cable-stayed bridge. Once complete in 2025, the entry will be the largest Canadian port along the Canada-US border.



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